

A RESOLUTION APPROVING A
RESOLUTION OF THE FORT WAYNE
BOARD OF PARK COMMISSIONERS
APPROVING THE ACQUISITION OF REAL
ESTATE FOR THE OLD WELLS STREET
BRIDGE PROJECT

WHEREAS, the Fort Wayne Board of Park Commissioners owns the Old Wells Street Bridge. The bridge is listed on the National Register of Historic Places and is badly in need of restoration and repair; and

WHEREAS, the Board of Public Works is the purchasing agent pursuant to I.C. 36-1-1.5-3 for the purpose of effecting such acquisition; and

WHEREAS, in 1994 the Redevelopment Commission's staff prepared an application for, and was awarded, a grant of federal Interstate Surface Transportation Enhancement Act (ISTEA) funds to restore the bridge and construct a trail along the south bank of the St. Mary's River to Harrison Street, linking the bridge to Headwaters Park. The acquisition of privately-owned right-of-way is necessary to construct the trail; and

WHEREAS, the Fort Wayne Redevelopment Commission has entered into an intergovernmental agreement with the Fort Wayne Board of Park Commissioners to serve as the Board's agent for the acquisition and clearance of the right-of-way; and

WHEREAS, Commission staff has secured the grant of an easement from one group of property owners (nos. 2 through 4) and is working to acquire trail right-of-way in fee simple from another. Title to the real estate is vested with the owners

1 listed below, described in the attached "Exhibit A," and has been appraised and
2 reviewed for the following amounts:

- 3
- | | | |
|---|---|----------|
| 4 | 1. Asbestos Insulating & Roofing Company, Inc.: | \$44,220 |
| 5 | 2. Stephen A. Steckbeck: | \$ 2,750 |
| 6 | 3. Stephen A. & Marilyn T. Steckbeck: | \$ 4,800 |
| 7 | 4. Red Bird Properties, L.P.: | \$ 50 |
- 8

9 WHEREAS, subsequent to passage of a resolution by the Park Board, the
10 appraisers revised the value of Parcel No. 1 from \$46,420 to \$44,220 to reflect a
11 reduction for the negligible contributing value of an interior wood loft; and

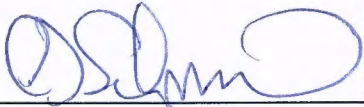
12 WHEREAS, on April 21 the Redevelopment Commission adopted Resolution
13 97-24 recommending the acquisition of the real estate to the Park Board at the prices
14 listed above. On June 19 the Park Board passed a resolution, attached hereto as
15 "Exhibit B," approving the acquisitions subject to Council approval; and

16
17 WHEREAS, this Common Council has reviewed said Resolution and desires to
18 approve same.

19
20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
21 OF THE CITY OF FORT WAYNE, INDIANA:


22 SECTION 1. The Resolution of the Fort Wayne Board of Park
23 Commissioners approving the acquisition and clearance of real estate for the Old
24 Wells Street Bridge project is hereby approved, ratified, and confirmed, with the
25 stipulation that the value of Parcel No. 1 is established as \$42,220.00.
26
27
28
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1 SECTION 2. This Resolution shall be in full force and effect from and after
2 its passage and approval by the Mayor.
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5 
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Council Member

7 APPROVED AS TO FORM AND LEGALITY

8 
9 J. Timothy McCaulay, City Attorney
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PROJECT: STP-HIST()
ROAD: WELLS STREET
COUNTY: ALLEN
SECTION: 2
TOWNSHIP: T 30 N
RANGE: R 12 E

DEED RECORD Wood Place Addition Recorded 6/08/1904
CHECKED BY: Warren T. Hobson, L.S. #10030



HATCHED AREA IS THE
APPROXIMATE TAKING

SCALE: 1"=10'

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE
AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

St. Mary's River

EXHIBIT A

Red Bird Properties

Wood Place Addition

Approx. Top of Bank

Lot 16

N 60°10'06" E
8.27'
N 31°17'43" W
3.88'
S 34°48'08" W
9.04'

+34.67'(R)
9.30'(R)

50' by Deed

83' by Plat

Total Area = 1,483.8 Sq. Feet
Total Area Taken = 16.0 Sq. Feet
Residual Area = 1,467.8 Sq. Feet

PROJECT: STP-HIST()
ROAD: WELLS STREET
COUNTY: ALLEN
SECTION: 2
TOWNSHIP: T 30 N
RANGE: R 12 E

DEED RECORD Wood Place Addition Recorded 6/08/1904
CHECKED BY: Warren T. Hobson. L.S. #10030



HATCHED AREA IS THE
APPROXIMATE TAKING

SCALE: 1"=20'

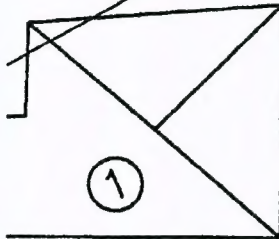
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EXHIBIT A

St. Mary's River

Stephen A. Steckbeck

Approx. Top of Bank



Wood Place Addition

Lot 16

Lot 15

Lot 14

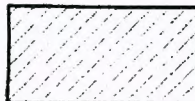
33' by Deed

35' Plat

Total Area = 4,218.8 Sq. Feet
Total Area Taken = 1,035.6 Sq. Feet
Residual Area = 3,183.2 Sq. Feet

PROJECT: STP-HIST()
ROAD: WELLS STREET
COUNTY: ALLEN
SECTION: 2
TOWNSHIP: T 30 N
RANGE: R 12 E

DEED RECORD Wood Place Addition Recorded 6/08/1904
CHECKED BY: Warren T. Hobson, L.S. #10030



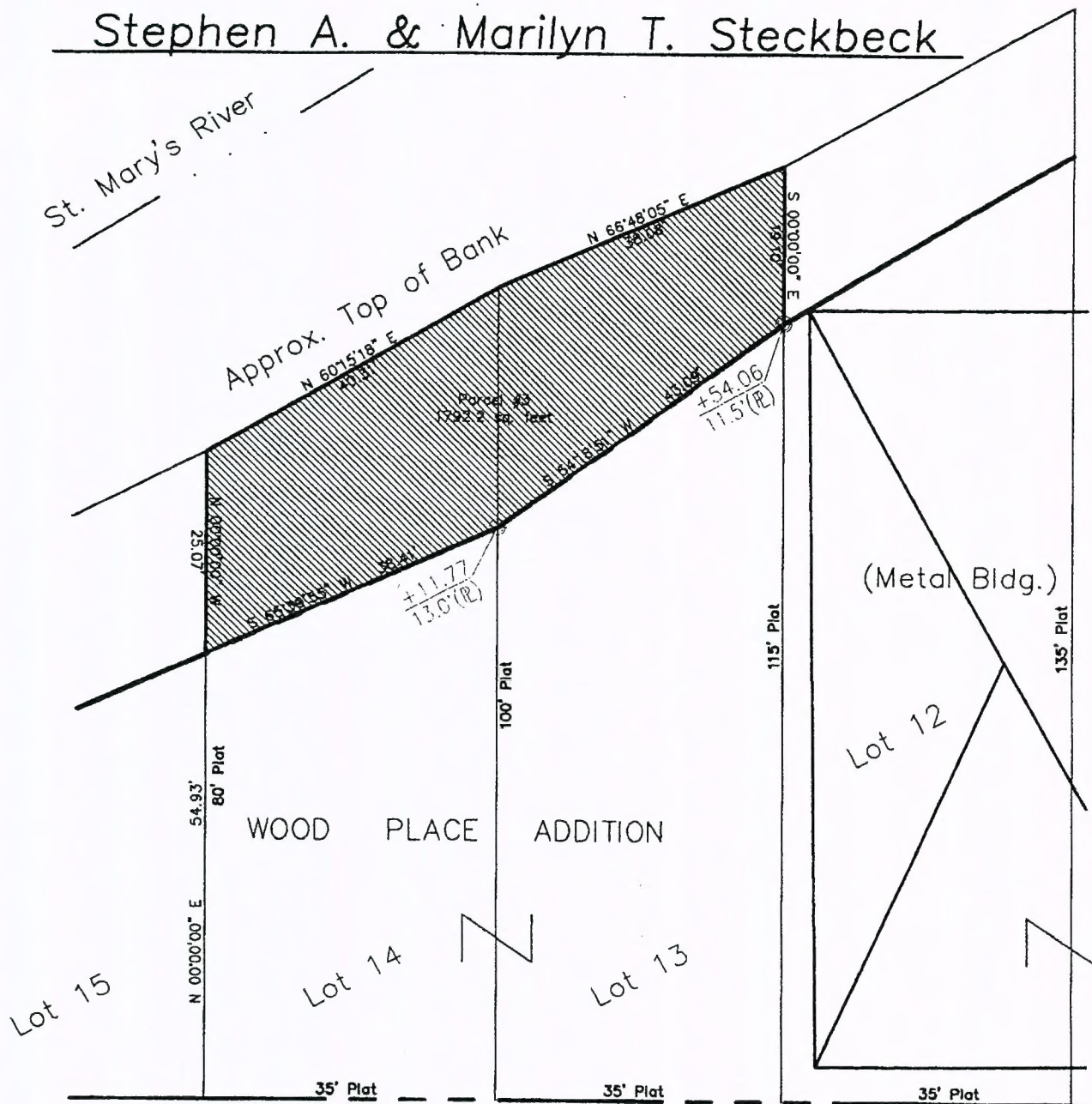
HATCHED AREA IS THE
APPROXIMATE TAKING

SCALE: 1"=20'

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EXHIBIT A

Stephen A. & Marilyn T. Steckbeck



Total Area = 6,912.5 Sq. Feet
Total Area Taken = 1,792.2 Sq. Feet
Residual Area = 1,120.3 Sq. Feet

PROJECT: STP-HIST()
ROAD: WELLS STREET
COUNTY: ALLEN
SECTION: 2
TOWNSHIP: T 30 N
RANGE: R 12 E

DEED RECORD Wood Place Addition Recorded 6/08/1904 and
Mary E. Trentman's Et Al Subdivision Rec. 6/30/1885
CHECKED BY: Warren T. Hobson, L.S. #10030 SCALE: 1"=20'



HATCHED AREA IS THE
APPROXIMATE TAKING

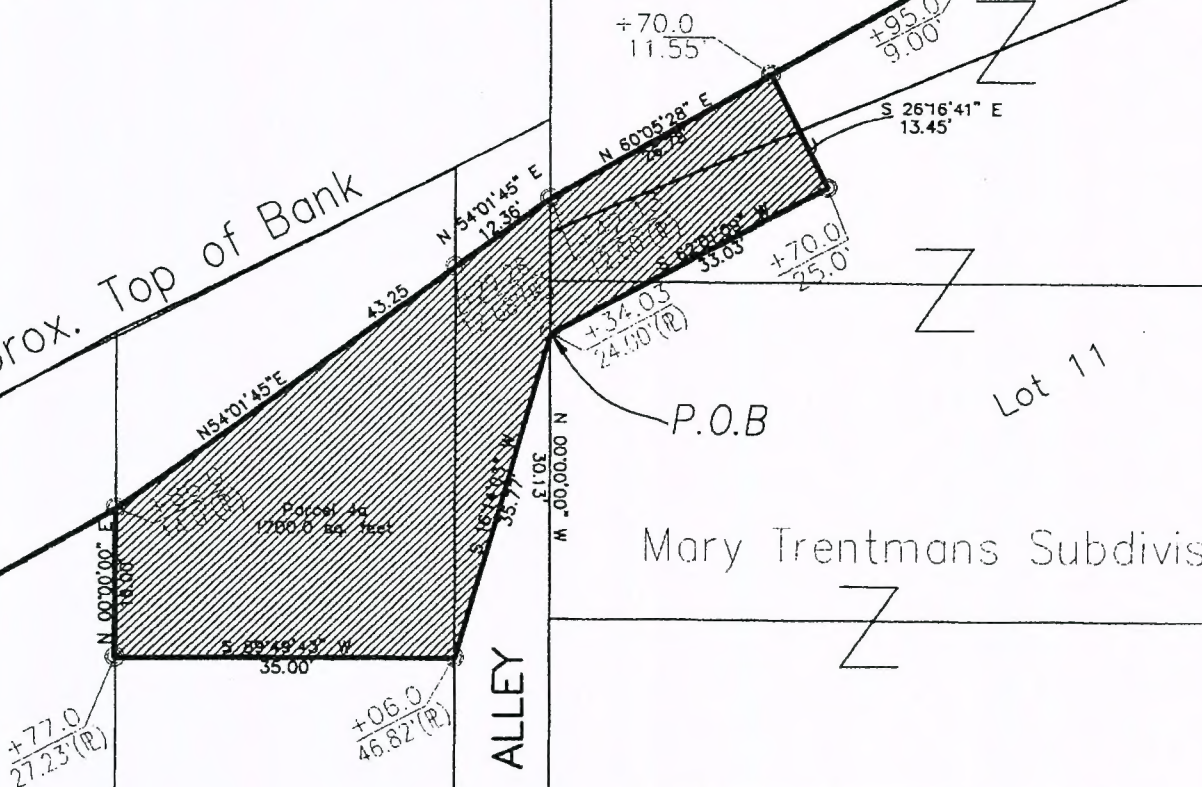
THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE
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St. Mary's River

EXHIBIT A

Asbestos Insulating & Roofing Co.

Approx. Top of Bank



Wood Place Addition

Mary Trentmans Subdivision

VACATED ALLEY

Lot 10

Lot 11

Lot 12

Lot 11

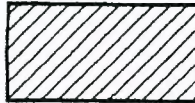
Total Area Taken = 1,700.0 Sq. Feet

Temporary Right-of-Way

Parcel #4a - Page 4 of 5

PROJECT: STP-HIST()
 ROAD: WELLS STREET
 COUNTY: ALLEN
 SECTION: 2
 TOWNSHIP: T 30 N
 RANGE: R 12 E

DEED RECORD Wood Place Addition Recorded 6/08/1904 and
 Mary E. Trentman's Et Al Subdivision Rec. 6/30/1885
 CHECKED BY: Warren T. Hobson, L.S. #10030 SCALE: 1"=30'



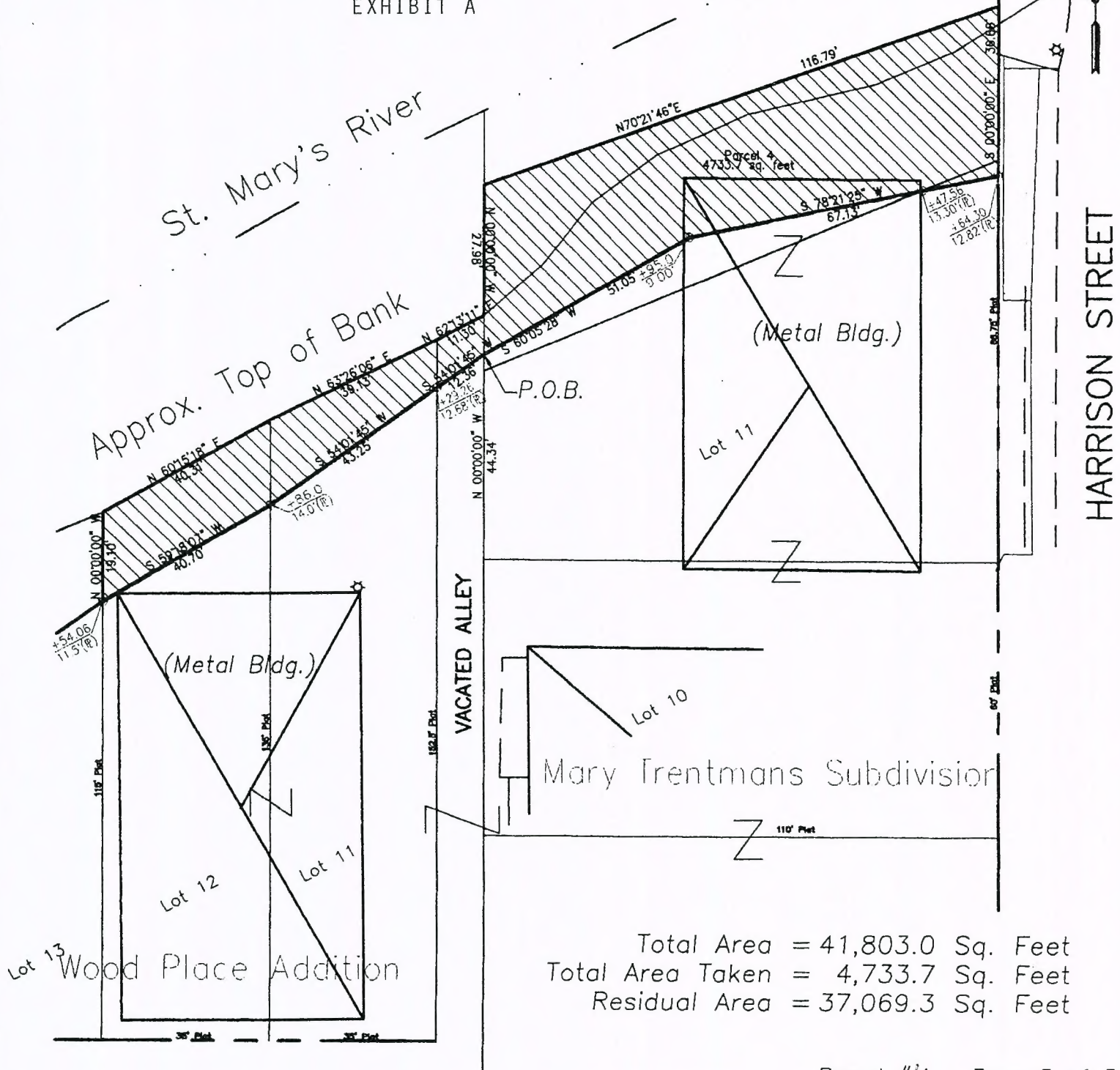
HATCHED AREA IS THE
 APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE
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Asbestos Insulating & Roofing Co.

EXHIBIT A

St. Mary's River
 Approx. Top of Bank



Total Area = 41,803.0 Sq. Feet
 Total Area Taken = 4,733.7 Sq. Feet
 Residual Area = 37,069.3 Sq. Feet

**RESOLUTION OF THE FORT WAYNE BOARD OF PARK COMMISSIONERS OF
THE CITY OF FORT WAYNE, INDIANA, APPROVING THE ACQUISITION PRICE
OF REAL ESTATE FOR THE OLD WELLS STREET BRIDGE PROJECT**

WHEREAS, the Old Wells Street Bridge is an iron truss bridge spanning the St. Mary's River, listed on the National Register of Historic Places, and owned by the Fort Wayne Board of Park Commissioners (Board); and

WHEREAS, in 1994 the Fort Wayne Redevelopment Commission's staff prepared an application for, and was awarded, a grant of funds under the Intermodal Surface Transportation Enhancement Act (ISTEA) to restore the bridge and construct a trail linking the bridge to Headwaters Park; and

WHEREAS, Board and the Fort Wayne Redevelopment Commission (Commission) have entered into an intergovernmental agreement whereby the Board has designated Commission and its staff as Board's agent in the acquisition of real estate, relocation of occupants and or improvements, and demolition to clear the right-of-way associated with the Old Wells Street Bridge project; and

WHEREAS, Commission has adopted Resolution 96-9 approving said intergovernmental agreement; and

WHEREAS, said agreement provides that Commission shall recommend for Board's approval the parcels of real estate to be acquired and the acquisition price to be offered for same, with the Fort Wayne Common Council having final approval; and

WHEREAS, Commission staff has ordered appraisals and review appraisals of the subject real estate; the value estimates are as follows:

Parcel 1:	Red Bird Properties, L.P.:	\$ 50
Parcel 2:	Stephen A. Steckbeck:	\$ 2,750
Parcel 3:	Stephen A. & Marilyn T. Steckbeck:	\$ 4,800
Parcel 4 & 4a.	Asbestos Insulating & Roofing Company, Inc.:	\$46,420

WHEREAS, Red Bird Properties and the Steckbecks have agreed to grant the City a permanent easement in lieu of a fee simple interest, and, in return, the City has agreed to design the project's bike path around a building located on Parcel 1; and

WHEREAS, the value figure for Asbestos Insulating & Roofing Company, Inc., includes compensation for temporary right-of-way and the cost to remove, relocate, and replace a free-standing loading dock (Parcel 4a), and for real estate, damages, and the cost to remove fourteen feet of one building (Parcel 4); and

WHEREAS, Commission has adopted Resolution 97-24 approving the acquisition prices listed above; and

WHEREAS, upon Board's approval of this resolution, Commission staff will prepare the necessary documentation to obtain the approval of the Fort Wayne Common Council.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Board of Park Commissioners that the offering prices for right-of-way for the Old Wells Street Bridge project are hereby approved.

RECEIVED

EXHIBIT B

JUN 24 1997
REDEVELOPMENT

Passed and signed this 19th day of June, 1997.

FORT WAYNE BOARD OF PARK COMMISSIONERS



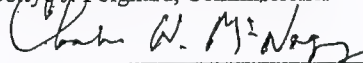
Gary E. Wasson, President

(ABSENT)

Dr. Dwight E. Mosley, Vice President

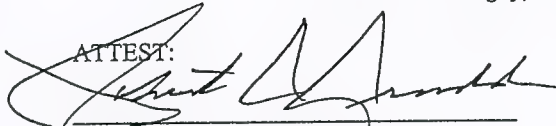


Betty J. Poignard, Commissioner



Charles W. McNagny, Commissioner

ATTEST:



Robert C. Arnold, Secretary

DIGEST SHEET

TITLE OF ORDINANCE Old Wells Street Bridge

DEPARTMENT REQUESTING ORDINANCE Redevelopment

SYNOPSIS OF ORDINANCE Authorizes the Redevelopment Commission, agent for the Parks Department, to acquire and clear the right-of-way for a trail to be constructed in conjunction with the Old Wells Street Bridge restoration project. The ordinance also approves the acquisition price at the stated amounts.

EFFECT OF PASSAGE Redevelopment may proceed with acquisition. Project goes forward.

EFFECT OF NON-PASSAGE Acquisition may not proceed. Project is canceled or substantially delayed pending major redesign.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$51,820.00 for acquisition and right-of-way clearance. Twenty percent (20%) local match for estimated \$650,000 construction budget.

ASSIGNED TO COMMITTEE (PRESIDENT) _____



FORT WAYNE REDEVELOPMENT COMMISSION

TO: Members of the Fort Wayne Common Council

FROM: Ronald R. Fletcher, Executive Director, Fort Wayne Redevelopment Commission

DATE: July 15, 1997

SUBJECT: Acquisition of Real Estate for the Old Wells Street Bridge Restoration and Trail

BACKGROUND

The Fort Wayne Board of Park Commissioners owns the Old Wells Street Bridge. The bridge is listed on the National Register of Historic Places and is badly in need of restoration and repair. In 1994 the Redevelopment Commission's staff prepared an application for, and was awarded, a grant of federal Interstate Surface Transportation Enhancement Act (ISTEA) funds to restore the bridge and construct a trail along the south bank of the St. Mary's River to Harrison Street, linking the bridge to Headwaters Park. The acquisition of privately-owned right-of-way is necessary to construct the trail.

The Fort Wayne Redevelopment Commission has entered into an intergovernmental agreement with the Fort Wayne Board of Park Commissioners to serve as the Board's agent for the acquisition and clearance of the right-of-way. Commission staff has secured the grant of an easement from one group of property owners (nos. 2 through 4) and is working to acquire trail right-of-way in fee simple from another. Title to the real estate is vested with the owners listed below and has been appraised and reviewed for the following amounts:

- | | | |
|----|--|----------|
| 1. | Asbestos Insulating & Roofing Company, Inc.: | \$44,220 |
| 2. | Stephen A. Steckbeck: | \$ 2,750 |
| 3. | Stephen A. & Marilyn T. Steckbeck: | \$ 4,800 |
| 4. | Red Bird Properties, L.P.: | \$ 50 |

On April 21 the Redevelopment Commission adopted Resolution 97-24 recommending the acquisition of the real estate to the Park Board at the prices listed above. On June 19 the Park Board passed a resolution approving the acquisitions subject to Council approval.

HIGHLIGHTS OF THE PROPOSED ORDINANCE

The proposed resolution authorizes the Redevelopment Commission to acquire and clear the right-of-way needed for the project and establishes the acquisition price.

RECOMMENDATION

I recommend that Council adopt the attached resolution. The real estate in question is needed to construct a trail linking the Old Wells Street Bridge to Headwaters Park.

Read the first time in full and on motion by Schmidt,
and duly adopted, read the second time by title and referred to the Committee on
Finance, (and the City Plan Commission for recommendation)
and Public Hearing to be held after due legal notice, at the Common Council Conference
Room 128, City-County Building, Fort Wayne, Indiana, on _____,
the _____ day of _____, 19____, at _____
o'clock _____ M., E.S.T.

DATED: 7-22-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt,
and duly adopted, placed on its passage. PASSED
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>4</u>			<u>3</u>
BENDER	<u>✓</u>			
CRAWFORD				<u>✓</u>
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 8-12-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____
(ZONING) _____ ORDINANCE _____ RESOLUTION NO. 03-51-97
on the 12th day of August, 19 97

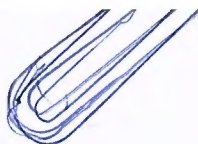
ATTEST: _____ SEAL _____
Sandra E. Kennedy Thomas P. Henry
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the
13th day of August, 19 97,
at the hour of 3:00 o'clock _____ M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day
of August, 19 97, at the hour of 3:30
o'clock _____ M., E.S.T.

P. Helmke
PAUL HELMKE, MAYOR



BILL NO. R-97-07-19

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) approving a Resolution
of the Fort Wayne Board of Park Commissioners approving the acquisition
of real estate for the Old Wells Street Bridge Project

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures in blue ink: D.J. Schmidt, George Hark, John N. Crawford, Thomas Hayburn, Martin A. Bush]

DATED: 8-12-97.

Sandra E. Kennedy
City Clerk